

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 12 |        | LANGLEY RD, ARLINGTON |

## OWNERSHIP

|           |                       |       |  |          |   |
|-----------|-----------------------|-------|--|----------|---|
| Owner 1:  | CAPOBIANCO COSMO D TR |       |  |          |   |
| Owner 2:  | JOANS TRUST           |       |  |          |   |
| Owner 3:  |                       |       |  |          |   |
| Street 1: | 12 LANGLEY RD         |       |  |          |   |
| Street 2: |                       |       |  |          |   |
| Twn/City: | ARLINGTON             |       |  |          |   |
| St/Prov:  | MA                    | Cntry |  | Own Occ: | Y |
| Postal:   | 02474                 |       |  | Type:    |   |

## PREVIOUS OWNER

|           |       |  |  |
|-----------|-------|--|--|
| Owner 1:  |       |  |  |
| Owner 2:  |       |  |  |
| Street 1: |       |  |  |
| Twn/City: |       |  |  |
| St/Prov:  | Cntry |  |  |
| Postal:   |       |  |  |

## NARRATIVE DESCRIPTION

This parcel contains .268 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 4095 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R0   | LARGE LOT   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 2    | Above Stree |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

[illegible]

|              |         |              |       |             |     |            |               |           |        |         |            |        |         |
|--------------|---------|--------------|-------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.26781 | Total SF/SM: | 11666 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 538,986 | Spl Credit | Total: | 539,000 |
|--------------|---------|--------------|-------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

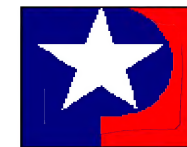
Total Card /

Total Parcel

1.122.700

**1,122,700**

**1,122,700**



**Patriot**  
Properties Inc.

**USER DEFINED**

|                |       |  |
|----------------|-------|--|
| Prior Id # 1:  | 62513 |  |
| Prior Id # 2:  |       |  |
| Prior Id # 3:  |       |  |
| Prior Id # 1:  |       |  |
| Prior Id # 2:  |       |  |
| Prior Id # 3:  |       |  |
| Prior Id # 1:  |       |  |
| Prior Id # 2:  |       |  |
| Prior Id # 3:  |       |  |
| ASR Map:       |       |  |
| Fact Dist:     |       |  |
| Reval Dist:    |       |  |
| Year:          |       |  |
| LandReason:    |       |  |
| BldReason:     |       |  |
| CivilDistrict: |       |  |
| Ratio:         |       |  |
|                |       |  |
|                |       |  |

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value     | Legal Description | User Acct |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|-------------------|-----------|
| 101                     | 11666.000 | 582,800                        | 900        | 539,000    | 1,122,700       |                   | 62513     |
|                         |           |                                |            |            |                 |                   | GIS Ref   |
|                         |           |                                |            |            |                 |                   |           |
|                         |           |                                |            |            |                 |                   | GIS Ref   |
| Total Card              | 0.268     | 582,800                        | 900        | 539,000    | 1,122,700       | Entered Lot Size  |           |
| Total Parcel            | 0.268     | 582,800                        | 900        | 539,000    | 1,122,700       | Total Land:       |           |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 274.14     | /Parcel: 274.14 | Land Unit Type:   | Insp Date |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 101 | FV  | 582,800    | 900       | 11,666.   | 539,000    | 1,122,700   |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 564,200    | 900       | 11,666.   | 539,000    | 1,104,100   |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 564,400    | 900       | 11,666.   | 539,000    | 1,104,300   | 1,104,300     | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 423,500    | 1000      | 11,666.   | 539,000    | 963,500     | 963,500       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 423,500    | 1000      | 11,666.   | 462,000    | 886,500     | 886,500       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 423,500    | 1000      | 11,666.   | 431,200    | 855,700     | 855,700       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 423,500    | 1000      | 11,666.   | 369,600    | 794,100     | 794,100       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 412,700    | 1000      | 11,666.   | 331,100    | 744,800     | 744,800       | Year End Roll | 12/11/2014 |

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 11/16/2018 | MEAS&NOTICE  | CC  | Chris C |
| 2/17/2009  | Meas/Inspect | 189 | PATRIOT |
| 11/9/1999  | Mailer Sent  |     |         |
| 10/18/1999 | Measured     | 256 | PATRIOT |
| 12/1/1981  |              | MS  |         |
|            |              |     |         |
|            |              |     |         |
|            |              |     |         |

**Sign:** \_\_\_\_\_

**VERIFICATION OF VISIT NOT DATA**

\_\_/\_\_/\_\_

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_

|         |                   |     |                         |        |     |
|---------|-------------------|-----|-------------------------|--------|-----|
| More: N | Total Yard Items: | 900 | Total Special Features: | Total: | 900 |
|---------|-------------------|-----|-------------------------|--------|-----|